Document No. 4059
Voted at Meeting of 3/26/81

BOARD OF APPEAL REFERRALS March 26, 1981

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MEMORANDUM MARCH 26, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/31/81.

Gas service station

Z-5065
Exxon Company USA
229-239 Cambridge St., Boston
at Blossom Street

District(s): apartment_____ general business_____ industrial_____
residential_____ local business L-2 waterfront_____
single family_____ manufacturing_____

Purpose: Remodel facility.

Violation(s):

Section		Required	Proposed
8-6.	Change in pre-existing conditional use requires Board of Appeal hearing.		
20-1.	Structure not allowed in required rear yard.		

Facility is one of five stations Exxon has designated for its "facelift program" to improve appearance and efficiency. Recommend approval with proviso.

VOTED: In reference to Petition Z-5065, brought by Exxon Company USA, 229-239 Cambridge Street, Boston for a conditional use and variance to remodel existing gas service station in a Local Business (L-2) District, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for gas service stations.

Z-5065
229-239 CAMBRIDGE ST.
(B.P.)
WEST END REDEVELOPMENT
MASSACHUSETTS GENERAL HOSPITAL
SUFFOLK COUNTY JAIL
PLAYGROUND
ALLEN STREET
FRUIT STREET
PARKMAN STREET
CAMBRIDGE STREET
CHARLES STREET
BLOSSOM STREET
CHAMBERS ST.
MCLEAN ST.
LYNDE ST.
STANIFORD STREET
TENNIS COURT
OLD WEST CHURCH (METHODIST)
OTIS HOUSE
PARKING GARAGE
FIRE STATION
GEO. WASHINGTON CIRCLE
CHARLES M.D.C. STA.
M.D.C. TELEVATED
OVERPASS
CAMBRIDGE STREET AVENUE
BRIDGE CT.
ADAMS PL.
CEDAR ST.
GROVE PLACE
STRONG PL.
U/C
PARKING
WALL
RAMP
POOL
STANDS

Board of Appeal Referrals 3/26/81

Z-5086
General Land Corporation
200 Newbury Street, Boston
at Exeter Street

Hearing: 3/31/81.

Parking Lot.

District(s): apartment_____ general business B-3-65 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Continue use for fifty vehicles for fee.

Violation(s):

Section		Required	Proposed
8-7.	Parking lot is conditional in a B-3-65 District.		

Use expired December 13, 1980. Staff recommends extension of two years with provisos.

VOTED: In reference to Petition Z-5086, brought by General Land Corporation, 200 Newbury Street, Boston, for a conditional use to continue open air parking for fee for fifty vehicles in a B-3-65 District, the Boston Redevelopment Authority recommends approval with the following provisos: that conditional use terminate in two years; that between hours of 9 A.M. and 5 P.M. the fee structure be a half hourly rate; that snow be removed from sidewalks on Exeter and Newbury Streets at all times; that perimeter fence be repaired and landscaped area be maintained at all times; that plans for any physical improvements be submitted to the Authority for design review; that parking be limited to 50 vehicles.

Z-5086
200 NEWBURY ST.
(B.P.)
LAGOON
DRIVE
BEACON
FAIRFIELD
BACK
MARLBOROUGH
STREET
EXETER
COMMONWEALTH
MARLBOROUGH
DARTMOUTH
AVENUE
NEWBURY
STREET
PRINCE SCHOOL
PARKING
COPLEY METHODIST CHURCH
BOYLSTON
ROAD
LORD & TAYLOR
HOTEL LENOX
OLD SOUTH CHURCH
BOSTON PUBLIC LIBRARY

Board of Appeal Referrals 3/26/81

Z-5088
Theodore Parker Unitarian Church
1861 Centre Street, West Roxbury
at Corey Street

Hearing: 3/31/81.

Church structure.

District(s):					
	apartment		general business	B-1	industrial	
	residential		local business		waterfront	
	single family	S-.5			manufacturing	

Purpose: Change occupancy from church and parish house to church, parish house and day care center.

Violation(s):

Section	Required	Proposed
8-7. Day care center is conditional in an S-.5 District.		

Facility would accommodate 24 children 2 1/2 to 5 years of age. Possible increased traffic congestion at this commercial intersection has created some community opposition. Provisos would mitigate this concern. Recommend approval with provisos.

VOTED: In reference to Petition Z-5088, brought by Theodore Parker Unitarian Church, 1861 Centre Street, West Roxbury, for a conditional use for change of occupancy from church and parish house to church, parish house and day care center in Single Family (S-.5) & General Business (B-1) Districts, the Boston Redevelopment Authority recommends approval with the following provisos: that a traffic study determine non-peak traffic hours; that leaving and picking up children occur only during non-peak traffic hours and in the church's circular drive way.

1861 CENTRE ST.
Z-5088
(W.R.)
BELGRADE
ROAD
WILLOW
CENTRE
STREET
MEREDITH
AVENUE
CLEMENT
STRATFORD
RAILROAD
MIDLAND STATION
NEW HAVEN & HARTFORD
MAPLE
GRAHAM TER.
KENSHAW TER.
HASTINGS
COREY
PARK
MC KENNA TER.
PARKING
WALL

Board of Appeal Referrals 3/26/81.

Z-5091
Harry MacPherson
194 Callender St.,Dorchester
at Irma Street.

Hearing: 3/31/81.

2 1/2 story structure.

District(s):			
apartment_____	general business_____	industrial_____
residential R-.5	local business_____	waterfront_____
single family_____		manufacturing_____

Purpose: Change occupancy from two family dwelling to one family dwelling and ten lodgers; erect one-story addition.

Violation(s):

Section		Required	Proposed
8-7.	Dwelling converted for more families which does not meet requirements of lot area and floor area ratio is forbidden in an R-.5 District.		
8-7.	Lodging house is conditional in an R-.5 District.		
14-2.	Lot area is insufficient.		
15-1.	Floor area ratio is excessive.		
20-1.	Rear yard is insufficient.		

Proposed conversion is contrary to City's revitalization efforts in Mattapan. Residential area would be adversely affected. Two family occupancy has support of neighbors. Recommend denial.

VOTED: In reference to Petition Z-5091, brought by Harry MacPherson, 194 Callender Street, Dorchester, for a forbidden use, a conditional use and four variances for change of occupancy from two family dwelling to one family dwelling and lodging house in a Residential (R-.5) District, the Boston Redevelopment Authority recommends denial. Proposed conversion is contrary to City's revitalization efforts in Mattapan. Residential area would be adversely affected. Neighbors support two-family occupancy.

Z-5091
194 CALLENDER ST.
(DOR.)
CALLENDER STREET
FLOYD STREET
ARBUTUS STREET
BALSAM STREET
COLUMBINE ST
WOODROW
HARWOOD ROAD
DON STREET
CARLOS STREET
IRMA STREET
WILLOWOOD STREET
MOUNTAIN
MASCOT STREET
WESTVIEW STREET
STRATTON WALL
AMES
FRANKLIN FIELD DEVELOPMENT
BOSTON HOUSING AUTHORITY
BOSTON 200-1
BOSTON 667-1
FRANKLIN
DONALD AVENUE
ROAD
STREET
HILL
SYNAGOGUE
PARKING

Board of Appeal Referrals 3/26/81

Z-5095
Clara Amalfitano
149-149A Dorchester Street
South Boston
at West Fifth Street

Hearing: 3/31/81

3 1/2-story structure.

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from one-family dwelling and store to one family dwelling and beauty salon.

Violation(s):

Section	Required	Proposed
8-7. Beauty salon is forbidden in an H-1-50 District.		

Beauty salon, formerly occupied as store and office, is consistent with local business-residential uses along Dorchester Street. Recommend approval.

VOTED: In reference to Petition Z-5095, brought by Clara Amalfitano, 149-149A Dorchester Street, South Boston, for a forbidden use for change of occupancy from one family dwelling and store to one family dwelling and beauty salon in an Apartment (H-1-50) District, the Boston Redevelopment Authority recommends approval provided sign plans are submitted to the Authority for design review.

Z-5095
149-149A DORCHESTER ST.
(S.B.)
BIGELOW SCHOOL (EL.)
ALBANIAN ORTHODOX CHURCH
U.S.P.O. SOUTH BOSTON STATION
FOURTH CHURCH
DORCHESTER GAS STATION
HEALTH UNIT
BOYS' CLUB SOUTH BOSTON
ST. AUGUSTINE CEMETARY
PATRICK F. GAVIN JR. HIGH SCHOOL
CARMELITE SISTERS
THOMAS PARK
TELEGRAPH HILL
WEST
FOURTH
FIFTH
SIXTH
SEVENTH
BROADWAY
DORCHESTER
OLD HARBOR
GATES
MERCER
MARION
BAILEY
GRIMES
EAST

Board of Appeal Referrals 3/26/81

Z-5107
David C. Parker
475 Shawmut Avenue, Boston
at West Concord Street

Hearing: 4/7/81.

Five-story structure.

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Erect one-story addition to apartment structure.

Violation(s):

Section		Required	Proposed
15-1.	Floor area ratio is excessive.		

Penthouse addition is contrary to draft guidelines of proposed South End Landmark District. Intent of these guidelines is to preserve existing roof configurations and cornice lines while prohibiting additions visible from public streets. Approval of proposed district and criteria is expected within a year. Recommend denial.

VOTED: In reference to Petition Z-5107, brought by David C. Parker, 475 Shawmut Avenue, Boston, for a variance to erect a one-story addition to an apartment structure in an Apartment (H-2) District, the Boston Redevelopment Authority recommends denial. Penthouse addition is contrary to draft guidelines of proposed South End Landmark District. Intent of these guidelines is to preserve existing roof configurations and cornice lines while prohibiting additions visible from public streets. Approval of proposed district and criteria is expected within a year.

Z - 5107
475 SHAWMUT AVE.
(B.P.)
COLUMBUS AVENUE
SOUTH END
WORCESTER
SQUARE
PARK
WEST
CONCORD
RUTLAND
WEST
NEWLAND
CONCORD
WEST
HAVEN
PLACE
STREET
SHAWMUT
AVENUE
BLACKSTONE
STREET
TREMONT
STREET
PARKING
AREA
MASSACHUSETTS
AVENUE

Board of Appeal Referrals 3/26/81.

Z-5110
Anthony & Guy A. Beninati
23 1/2 Charter Street, Boston
near Unity Street.

Hearing: 4/7/81.

Four-story structure.

District(s):			
apartment H-3	general business	industrial	
residential	local business	waterfront	
single family		manufacturing	

Purpose: Change occupancy from six apartments and store to seven apartments.

Violation(s):

Section	Required	Proposed
8-7. Dwelling converted for more families which does not meet the requirements for open space is forbidden in an H-3 District.		
17-1. Open space is insufficient.		

Occupancy existing and consistent with residential character of area. Mini park abuts structure. Recommend approval.

VOTED: In reference to Petition Z-5110, brought by Anthony & Guy A. Beninati, 23 1/2 Charter Street, Boston, for a forbidden use and variance for change of occupancy from six apartments and store to seven apartments in an Apartment (H-3) District, the Boston Redevelopment Authority recommends approval. Occupancy existing and consistent with residential character of area. Mini park abuts structure.

NORTH END PLAYGROUND
PRINCE
COMMERCIAL
KEANY SQUARE
CHARTER STREET
COPPS HILL TERRACES
COPPS HILL CEMETERY
HULL
FOSTER STREET PLAYGROUND
MENCHAM STREET
HANOVER STREET
CHARTER STREET PLAYGROUND
ENDICOTT
SHEAFE STREET
PVT JOHN DEFILIPPO PLAYGROUND
SNOW HILL
N MARGIN ST
THATCHER
MARGARET
NORTH
UNITY
PAUL REVERE MALL
BATTERY
HANOVER AVENUE
HARRIS
CLARK
FLEET
NOYES PLACE
BALDWIN PLACE
JERUSALEM PL
ST ANTHONY R.C. SCHOOL
PLAYGROUND
ST LEONARD'S MONASTARY
ST LEONARD'S R.C. CHURCH
BETHEL CHRISTIAN CENTER
CHRISTOPHER COLUMBUS JULIE BILLIART CENTRAL HIGH SCHOOL
CITY OF BOSTON BATH HOUSE
POWER STATION
ST MARY'S R.C. CHURCH
ST MARY'S RECTORY
CHRISTOPHER COLUMBUS YOUTH CENTER
Z-5110
23½ CHARTER ST.
(B.P.)

Board of Appeal Referrals 3/26/81.

Z-5111-5112
Relocation Leasing Corp.
Glenside Inc. (Lessee)
49 & 65 Robinwood Ave.,
Jamaica Plain

Hearing: 3/31/81.

Hospital Complex.

District(s): apartment_____ general business_____ industrial_____
residential R-.5 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Erect two three-story additions; use premises for ancillary surface parking.

Violation(s):

Section		Required	Proposed
8-7.	A hospital-sanitarium is forbidden in an R-.5 District.		
8-7.	Ancillary parking is conditional in an R-.5 District.		
16-1.	Height of Building is excessive.		

In 1979 Authority recommended approval with 17 provisos of similar petition and Board of Appeal concurred with 17 provisos. Subsequent litigation followed.
This case has a long history of conflict between community and Glenside. Most recently the parties have reached a "settlement agreement" which resolves many community objections. Agreement provisos address parking, building demolition, residential use, landscaping and preservation of conservation land. Recommend approval with proviso.

VOTED: In reference to Petitions Z-5111-5112, brought by Relocation Leasing Corp. & Glenside, Inc., 49 & 65 Robinwood Avenue, Jamaica Plain, for a forbidden use, a conditional use and a variance to erect two three-story additions and use premises for ancillary surface parking in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval with proviso: that "revised understandings applicable to Scheme B" as stated in "Settlement agreement between plaintiffs and defendants" be made a part of Board of Appeal decision.

Z-5111-12
49-65 ROBINWOOD AVE.
(J.P.)
MARY F CURLEY SCHOOL
LOCHSTEAD AVENUE
JAMAICAWAY
JAMAICAWAY CT
LAKEVILLE RD
BEAUFORT TERRACE
BEAUFORT RD
LAKEVILLE ROAD
GOODRICH ROAD
PONDWAY
GROSVENOR RD
CENTRE STREET
METROPOLITAN TRANSIT AUTHORITY
KINGSBORO STREET
SPRING PARK AVENUE
SPRING PARK PARK
ADELAIDE TERRACE
ADELAIDE STREET
BURR STREET
GOLDSMITH AVENUE
ROBINWOOD AVENUE
GOLDSMITH PLACE
BUFFRAGE ST
PARLEY AVENUE
PARLEY VALE
ENFIELD STREET
ROCKVIEW STREET

Board of Appeal Referrals 3/26/81

Z-5113-5114
Dr. I.D. Raacke Shively
63-63(R) May St., Jamaica Plain
near Pond Street

Hearing: 4/7/81.

2 1/2 story structure - 1 1/2 story structure.

District(s):			
apartment_____	general business_____	industrial_____
residential_____	local business_____	waterfront_____
single family S-.3		manufacturing_____

Purpose: Subdivide; change occupancy from playhouse to one-family dwelling.

Violation(s):

Section		Required	Proposed
18-1.	Front yard is insufficient.		
20-1	Rear yard is insufficient.		

No evidence has been submitted to justify subdivision. Proposal could create an unwanted precedent. Increased density resulting from other possible conversions is a neighborhood concern. Recommend denial.

VOTED: In reference to Petitions Z-5113-5114, brought by Dr. I. D. Raacke Shively, 63-63(R) May Street, Jamaica Plain, for three variances to subdivide and change occupancy from playhouse to a one-family dwelling in a single family (S-13) District, the Boston Redevelopment Authority recommends denial. No evidence has been submitted to justify subdivision. Proposal could create an unwanted precedent. Increased density resulting from other possible conversions is a neighborhhood concern.

Z-5113-14
63-63(R) MAY ST.
(J.P.)

Board of Appeal Referrals 3/26/81.

Z-5118
John R. Kelley
1520 Columbua Road, South Boston
at I Street

Hearing: 3/31/81.

One-story structure.

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Legalize occupancy - one-family dwelling, store, two-car garage; erect addition.

Violation(s):

Section		Required	Proposed
9-1.	Change in a non-conforming use requires Board of Appeal hearing.		
15-1.	Floor area ratio is excessive.		
20-1.	Rear yard is insufficient.		

Proposed one-story addition on roof of existing store - garage is excessive and would tend to block light and air to abutting properties. Abuttors, residents and community groups are opposed. Recommend denial.

VOTED: In reference to Petition Z-5118, brought by John R. Kelley, 1520 Columbia Road, South Boston, for a change in a non-conforming use and two variances to legalize occupancy for one-family dwelling, store, two-car garage and to erect addition in an Apartment (H-1-50) District, the Boston Redevelopment Authority recommends denial. Proposed one-story addition on roof of existing store - garage is excessive and would tend to block light and air to abutting properties.

Z-5118

1520 COLUMBIA ROAD
(S.B.)

Board of Appeal Referrals 3/26/81.

Z-5120
Connemara Corp.
86-88 Bedford Street, Boston
near Kingston Street.

Hearing: 4/14/81.

Five-story structure.

District(s): apartment_____ general business B-10 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Change occupancy from store, offices, restaurant to one apartment, store, office, restaurant.

Violation(s):

Section	Required	Proposed
17-1. Open space is insufficient.		

Owner occupied residential unit will be consistent with those in immediate area and the downtown core. Recommend approval with proviso.

VOTED: In reference to Petition Z-5120, brought by Connemara Corp., 86-88 Bedford Street, Boston, for a variance for change of occupancy from store, offices, restaurant to one apartment, store, office, restaurant in a General Business (B-10) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-5120
86-88 BEDFORD ST.
(B.P.)
COMMON
BEDFORD
AVON
STREET
MASON
AVERY
HAYWARD
PL
HARRISON
AVENUE EXT
EXETER PL
ROWE
CHAUNCY
KINGSTON
ESSEX
PHILLIPS
SQ
BEACH
AVENUE
ELIOT
TREMONT
KNEELAND
WASHINGTON
PARKING AREA
SUMMER
HANOVER
ORANGE
ELMWOOD

Board of Appeal Referrals 3/26/81.

Z-5131-5132
Austin O'Connor
74 & 84 Harvard Ave., Allston
at Gardner Street

Hearing: 4/7/81.

District(s): apartment_____ general business B-1 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Change occupancy of two structures from 12 to 17 apartments respectively.

Violation(s):

Section		Required	Proposed
8-7.	Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in a B-1 District.		
14-2.	Lot area is insufficient.		
15-1.	Floor area is excessive.		
17-1.	Open space is insufficient.		

In 1979, Authority recommended approval of change from six to twelve apartments at #84; Board of Appeal concurred.

Proposed conversions are unwarranted; traffic congestion in the area would be intensified. Abuttors and Little City Hall are opposed but would support minimal increase if units are not studio type. Petitioner has not submitted plans. There is no evidence of size, location or how additional units would be created. Recommend denial without prejudice.

VOTED: In reference to Petitions Z-5131-5132, brought by Austin O'Connor, 74 & 84 Harvard Avenue, Allston, for two forbidden uses and six variances for change of occupancy of two structures from 12 to 17 apartments respectively in a General Business (B-1) District, the Boston Redevelopment Authority recommends denial without prejudice. Proposed conversions are unwarranted; traffic congestion in the area would be intensified. Abuttors and Little City Hall are opposed but would support minimal increase if units are not studio type. Petitioner has not submitted plans. There is no evidence of size, location or how additional units would be created.

Z-5131-32
74-84 HARVARD AVE.
(ALLSTON)
WILTON
STREET
DENBY
RUGG
ROAD
EMERY
WILTON TERRACE
WALLS
HIGHGATE
LINDEN
POST OFFICE
FIRE STATION
WASHINGTON ALLSTON EL SCHOOL
THOR TERRACE
HARVARD
PRATT
FARRINGTON
AVENUE
ASHFORD
HARVARD TERRACE
GARDNER
MBTA
CAMBRIDGE
GRIFFIN STREET
BRIGHTON
PARKING
WALL
HIGGINS
ALLSTON
POINT
PARK VALE
HOLLIS
PLACE
BOSTON

Board of Appeal Referrals 3/26/81.

Z-5133-5134
Jack McDonald
Steven Watchmaker
84 Atlantic Ave. - 33-55 & 43-8
Commercial Wharf, Boston

Hearing: 4/7/81.

Five-story & six-story structures.

District(s):			
apartment_____	general business_____	industrial_____
residential_____	local business_____	waterfront_____
single family_____		manufacturing M-2

Purpose: Erect dormer and loft, #33-55; erect loft 43-8.

Violation(s):

Section	Required	Proposed
6-4. In variance with former decision of Board of Appeal.		

Proposal involves utilization of loft space by individual condominium owners. Recommend approval with proviso.

VOTED: In reference to Petitions Z-5133-5134, brought by Jack McDonald, 33-55 Commercial Wharf & Steven Watchmaker, 43-8 Commercial Wharf, Boston, for two variances to erect dormer and loft at #33 and erect loft at #43 in a Manufacturing (M-2) District, the Boston Redevelopment Authority recommends approval provided plans receive approval of Commercial Wharf Condo Association and are submitted to the Authority for design review.

Z-5133-34
84 ATLANTIC AVE. 43 COMMERCIAL WHARF
84 ATLANTIC AVE. 33 COMMERCIAL WHARF
(B. P.)
HANOVER
STREET
MARKET
WHARF
CITY WHARF
PARKING
WHARF
COMMERCIAL
STREET

Board of Appeal Referrals 3/26/81.

Z-5135
Bernard Goldhirsh
39-40-7 Commercial Wharf East
at Atlantic Avenue

Hearing: 4/7/81.

4 1/2 story structure.

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing M-2

Purpose: Erect loft.

Violation(s):

Section	Required	Proposed
6-4. In variance with former decision of Board of Appeal.		

Individual condominium owner would utilize loft space. Recommend approval with proviso.

VOTED: In reference to Petition Z-5135, brought by Bernard Goldhirsh, 39-40-7 Commercial Wharf East, Boston, for a variance to erect a loft in a Manufacturing (M-2) District, the Boston Redevelopment Authority recommends approval provided plans receive approval of Commercial Wharf Condo Association and are submitted to the Authority for design review.

Z-5135
39-40 COMMERCIAL WHARF EAST
(B.P.)
SARGENTS WHARF
QUINCY MARKET COLD STORAGE AND WAREHOUSE
EASTERN AVENUE PARKING
CITY WHARF
PARKING
LEWIS WHARF
COMMERCIAL WHARF NORTH
COMMERCIAL WHARF SOUTH
ATLANTIC AVENUE
LEWIS WHARF ST
NORTH SQUARE
ST JOHN'S GRAMMAR SCHOOL R.C.
SACRED HEART CHURCH R.C.
FLEET STREET
GARDEN COURT
MOON STREET
SUN CT
LEWIS STREET
HANOVER STREET
RICHMOND STREET
LANGDON STREET
FULTON STREET
FULTON PL
FERRY ST
ALLEY
CHARLESTOWN
COMMERCIAL STREET
MERCANTILE STREET
CONCORD AVE
ARLINGTON AVE
REVERE AVE
ESSEX AVE
CLINTON STREET
POWER STATION
TUNNEL
WALL
PIERHEAD LINE
LIMIT OF
STACK
BLDG
LONG WHARF

Board of Appeal Referrals 3/26/81.

Hearing: 3/31/81.

Z-5140
Robert H. Johnston, Trustee
896 Beacon St. &
496 Park Drive, Boston

District(s): apartment_____ general business_____ industrial_____
residential_____ local business L-2 waterfront_____
single family_____ manufacturing_____

Purpose: Change occupancy from three apartments and funeral home to six apartments and veterinary hospital.

Violation(s):

Section		Required	Proposed
8-7.	Dwelling converted for more families which meets at least one half the requirement of open space is conditional in an L-2 District.		
9-2.	Change in a non-conforming use requires Board of Appeal hearing.		
17-1.	Open space is insufficient		

Veterinary clinic for cats only will be located on ground floor with entrance on Park Drive.
Four residential units have existed for past ten years. Proposed units will be condominiums. Proximity to Fens area mitigates open space deficiency. Proposal is compatible with residential-commercial character of the neighborhood. Recommend approval with provisos.

VOTED: In reference to Petition Z-5140, brought by Robert H. Johnston, Trustee, 896 Beacon Street and 496 Park Drive, Boston, for a conditional use, change in a non-conforming use and variance for change of occupancy from three apartments and funeral home to six apartments and veterinary hospital in a Local Business (L-2) District, the Boston Redevelopment Authority recommends approval with the following provisos: that no animals be housed overnight; that clinic services be restricted to cats only; that plans be submitted to the Authority for design review.

LINE

Z-5140
896 BEACON ST.
496 PARK DRIVE
(B.P.)

Board of Appeal Referrals 3/26/81

Z-5089
Fraser & Walker Associates
Lili Banani, Trustee of the
Moshiri Company Trust (Prospective Purchaser)
251 Heath Street, Jamaica Plain
at Lawn Street

Hearing: 3/31/81

Four story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

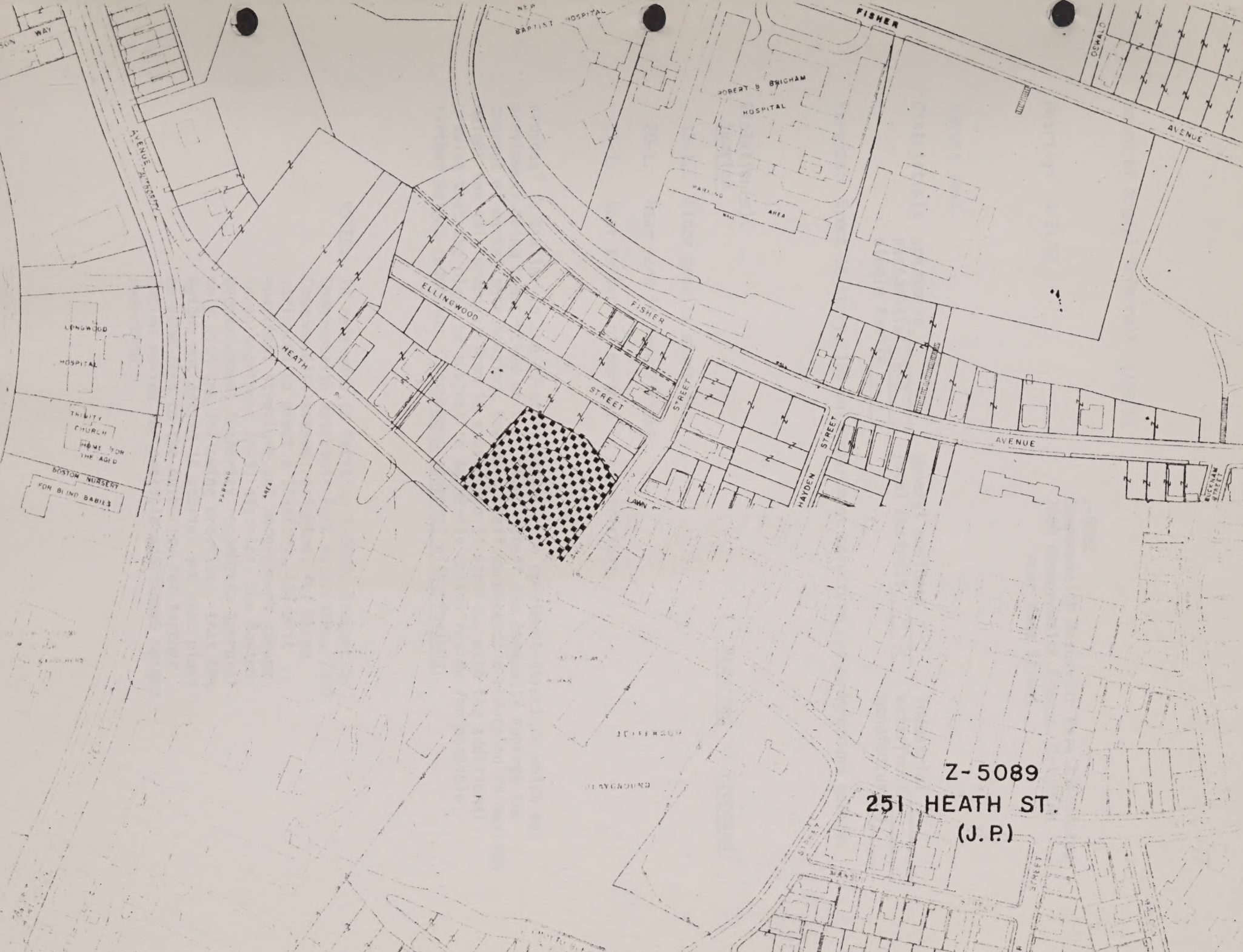
Purpose: Change occupancy from storage and garage to 34 apartments, offices and retail.

Violation(s):

Section		Required	Proposed
15-1.	Floor area ratio is excessive.		
17-1.	Open space is insufficient.		
23-4.	Off-street parking is insufficient.		
18-1.	Front yard is insufficient.		

Development will have a positive impact on the area and will compliment proposed Back of the Hill CDA project (130 townhouse units). Petitioner and Back of Hill community group have been considering combining the developments and jointly seeking UDAG. Recommend approval with provisos.

VOTED: In reference to Petition Z-5089, brought by Fraser & Walker Associates & Lili Banani, Trustee of Moshiri Company Trust, 251 Heath Street, Jamaica Plain, for four variances for change of occupancy from storage and garage to 34 apartments, offices and retail in Apartment (H-1) and Local Business (L-1) District, the Boston Redevelopment Authority recommends approval with the following provisos: that office space not exceed 20,000 square feet; that no medical offices be allowed, that adequate off-street parking be provided; that plans be submitted for design review. Development will have a positive impact on the area and will compliment proposed Back of the Hill CDA Project (130 townhouse units). Petitioner and Back of Hill community group have been considering combining developments and jointly seeking UDAG.


FISHER
AVENUE
ROBERT B BRIGHAM
HOSPITAL
PARKING
AREA
ELLINGWOOD
STREET
FISHER
AVENUE
HEATH
STREET
HAYDEN
STREET
LONGWOOD
HOSPITAL
TRINITY
CHURCH
HOME FOR
THE AGED
BOSTON NURSERY
FOR BLIND BABIES
PARKING
AREA
LAWN
PLAYGROUND
Z-5089
251 HEATH ST.
(J.P.)

Board of Appeal Referrals 3/26/81

Hearing: 3/31/81

Z-5082
Commonwealth Reservoir Park Associates
2000 Commonwealth Avenue, Brighton
near Wade Street

Vacant land.

District(s): apartment_____ general business_____ industrial_____
residential H-3 local business_____ waterfront_____
single family_____ manufacturing_____

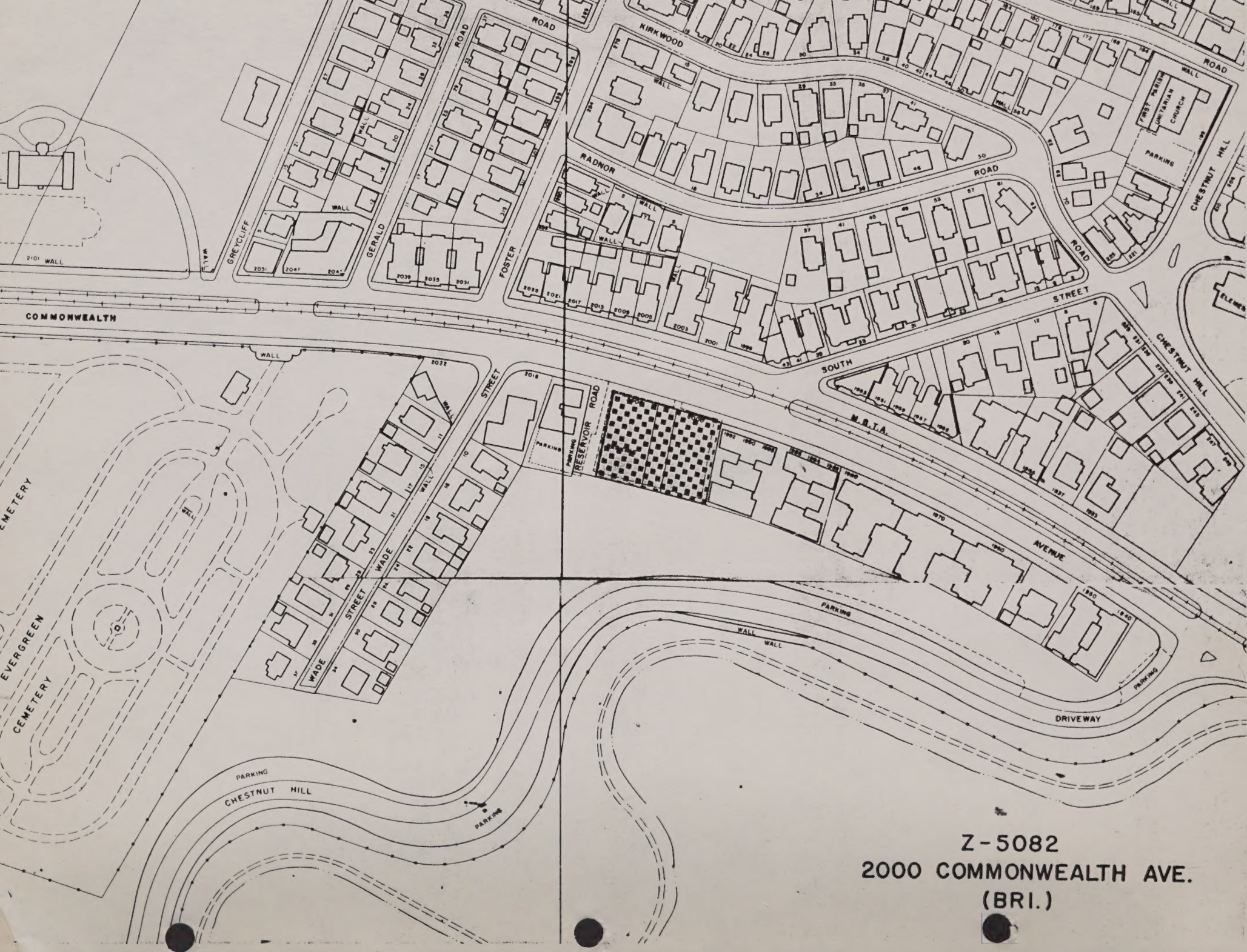
Purpose: Erect 16-story, 186-unit apartment structure and underground garage.

Violation(s):

Section		Required	Proposed
15-1.	Floor area is excessive.		
20-1.	Rear yard is insufficient.		
21-1.	Rear setback of parapet is insufficient.		

Proposal is similar to the 16-story market rate apartment structure which was previously being constructed on this site. Staff and community approve the concept of market rate housing; however, staff recommends a reduction in maximum height for this proposal from 16 stories to 14 stories, with the additional proviso that the plans be subject to Authority design review for possible further height reduction. Recommend approval with provisos.

VOTED: In reference to Petition Z-5082, brought by Commonwealth Reservoir Park Associates, 2000 Commonwealth Avenue, Brighton, for three variances to erect a 16-story, 186-unit apartment structure and underground garage in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that the height not exceed 14 stories and that plans be submitted to the Authority for further design review for possible additional height reduction.



Z-5082
2000 COMMONWEALTH AVE.
(BRI.)